

CITY OF DEXTER DOWNTOWN DEVELOPMENT AUTHORITY

August 18, 2022

7:30AM

In-Person Meeting

MINUTES

1. Call to Order: Called to order at 7:43 AM on August 18, 2022 by Vice Chairman Don Darnell.

2. Roll Call

Doug Finn – Absent
Don Darnell – Present
Mike Fitzpatrick – Present
Shawn Keough – Absent
Patrick Becker – Present
Rich Bellas – Present
Mike Penn – Present
Karen Magdich – Present
Phil Mekas – Present
Deb Schroeder – Present
Randy Willis – Present

Also in attendance: Michelle Aniol, Community Development Manager; Kevin Denoyer of Common Sail and Scott Munzel, DDA Attorney.

Note: Technical difficulties prevented virtual attendance.

3. Approval of Minutes from the June 16, 2022 Regular Meeting

Motion Willis; support Bellas to approve the minutes of the Regular Meeting of June 16, 2022, as presented.

Unanimous voice vote approval with Finn and Keough absent.

4. Approval of Agenda:

Motion Willis; support Bellas to remove item #5 and corrected invoice amount of \$156,524.89.

Unanimous voice vote approval with Finn and Keough.

5. Pre-arranged Audience Participation: Presentation by Michigan State Land Bank Authority Executive Director, Emily Doerr.

Presentation was canceled due to technical difficulties.

6. Non-Arranged Citizen Participation: None

7. Treasurer's Report: *Treasurer Mike Fitzpatrick presented the August Treasurer's Report including invoices, cash balances and the revenue/expense report.*

- a. August 2022 Invoices: \$156,524.89

Motion by Willis; support by Magdich to approve the August 18, 2022 invoices in the amount of \$156,524.89.

Ayes: Magdich, Fitzpatrick, Darnell, Bellas, Becker, Mekas, Penn, Schroeder, Willis

Nays: None

Absent: Finn and Keough

Motion carries

- b. Treasurer's Report –August 2022

Motion Willis; support Mekas to approve the June DDA Treasurer's Report.

Ayes: Willis, Schroeder, Penn, Mekas, Magdich, Becker, Bellas, Fitzpatrick, Darnell.

Nays: None

Absent: Finn and Keough

Motion carries

8. Correspondence / Communications: None

9. New Business –

- a. Discussion: 3045 Broad Street Committee Meeting recap – *Ms. Aniol introduced item and Attorney Munzel provided details by explaining what the agreement is and why it's needed. He reviewed the expectations during the due diligence period and the steps following the due diligence period.*

Members present discussed the desire by the developer to lock down exclusivity with the City, the earnest money amount.

- b. Forest Street Sidewalk Connection to Mill Creek Park Pathway – *Ms. Aniol explained that City Council was seeking an easement from the DDA to construct a new sidewalk and sidewalk connector along Forest Street, which would encroach onto a portion of the 3045 Broad Street, which is owned by the DDA.*

Since the DDA and City are in the process of negotiating a pre-development agreement with a developer, the board felt the project was not prudent at this time, but indicated a willingness to revisit the topic in March or April of 2023.

- c. Replacement Trees on Main Street – *The Board asked Ms. Aniol to bring more information regarding trees to next meeting.*

- d. Election of new Secretary – *Ms. Aniol explained that the DDA needed to elect a new secretary, following the resignation of Carol Jones. She reviewed the DDA's bylaws on the subject and closed by telling them the board had the option of hiring a recording secretary because that was permitted by their bylaws and state law.*

Motion by Mekas; with support by Magdich to authorize staff to find a recording secretary at a rate of \$100/meeting.

Ayes: Darnell, Becker, Magdich, Penn, Fitzpatrick, Bellas, Mekas, Schroeder, Willis
Nays: None
Absent: Finn and Keough
Motion carries.

10. Unfinished Business – None

11. Reports:

- a. Mayor– Shawn Keough - *Mayor Keough's written report was included in the packet.*
- b. Staff – Michelle Aniol - *Ms. Aniol's written report was included in the packet*

12. Chairman's Report: Next meeting – September 15, 2022

13. Non-Arranged Citizen Participation: None

14. Adjournment

Motion Fitzpatrick; support Willis to adjourn the meeting at 8:53 AM.
Unanimous voice vote approval with Finn and Keough.

Respectfully submitted,
Michelle Aniol,
Community Development Manager

Approved for Filing: September 15, 2022